

San Jose Anti-Displacement Community Forum

Cambrian Community Center

September 19, 2019

6PM-8PM

Summary

On Thursday evening, September 19, 2019, San Jose residents gathered at the Cambrian Community Center in San Jose, CA to share their experiences related to housing displacement and contribute their ideas on how to prevent/mitigate further displacement. Approximately 20 participants took part in the community conversation. The group heard a presentation from city staff and then participated in small group discussions answering questions related to three major themes: **Production, Preservation and Protection**. The following notes were captured by the facilitators in each group:

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PRESERVATION:

- **What areas in the city should be preserved (remain the same) as it relates to housing?**
 - Preserve little Portugal- historical little community Tropicana, Story and King
 - Keep the community & Culture intact
 - New comers high income, original residents aren't able to stay
 - OG's able to stay
 - Public spaces & open space – essential to keep homes and community a happy place / healthy
 - Housing should be preserved (not all the time housing makes sense)
 - 2 story apartment – high rise
 - Tenant should be able stay- return
 - Some temporary housing during construction
 - Preserve green space ie: schools should not loose space to play
 - Historic buildings should be preserved, but understand the need for. Highrise – more effective for the city now
 - Smaller landlords can't cover the cost of redeveloping to a bigger /taller building & relocation
 - Protect tenants in buildings being developed
 - Funding to support tenants and small landlords ie: bigger developments
 - San Jose
 - Small businesses can be impacted by hot market too
 - All city should be preserved
 - Eminent domain is normally wrong
 - People worked all their lives for that house, that's uprooting that heritage
 - To bring people in new people that bring more revenue -is it all about \$\$ or people
 - Replace all affordable, low income
 - 10 to 10 when rebuilt
 - No net loss of affordable housing
- **If your complex or home were to be redeveloped, what would lessen the impact for you? What would a fair process look like? Reduce Impact?**

- Meetings with the community development and local government=opportunity to communicate what the resident need.
- Guarantee to comeback& live in new complex
- Guaranteed financial assistance 2 moves, timeline, cost to break lease to move back, consulting find a new place in ½ mile – have an option to stay in the neighborhood
- Current req. is unrealistic
- Know to continue w/ same rent as before, not lose place in development
- Referral & temporary place – at same rent
- Safe, comfortable
- Temporary place near same school kids attend
- Food assistance -hotels don't have kitchens
- Consider pets – where to move that welcomes pets
- Cover the lost of moving
- Support network- doctors, babysitters, etc, temporary housing should be accessible to network

➤ **Are you aware of the city's affordable housing resources? If so, what's been your experience?**

- Not aware of all programs, but looked at 1 building, didn't qualify
- Unaware of renters protect or S or what income limits, or If I would qualify for assistance
- Flyers or mailer at home
- Emails
- Super easy, initiative, website to search
- Market to employees and work
- Market to employees and work
 - Could qualify
- Preserve income in diversity in San Jose
- Aware, but don't know details
- Aware but its demoralizing -long list & uncertainty. Providers have no idea how long it will take. Need to know more about the list and how it works .
- Nothing can reduce impact
- Lots to partners in the house , that's the home God blessed me with, took me off the streets
- \$\$, guaranteed financial support

Other comments:

- Cut San Jose budget – looking for more taxes from companies from Google
- City spending too much – get deposit back what it's worth today
- Didn't get deposit back
- Landlord harassed family-woman was pregnant, landlord said they had 1 more person
 - Family finally called cops and told them to go to shelter

PRODUCTION:

- **What type of housing is affordable & realistic for you?**

- affordable apartments
- build housing in vibrant neighborhoods
- near jobs, schools, grocery, public transport, safe parks
- affordable homes (single family, multi-generational)
- prioritize census tracts – darkest purple
- affordable housing next to transportation
- rent to own
- alternative housing (tiny homes, co-housing)
- incentivizing homeowners/develop too invest and go through the process
- build housing that people can actually own
- explore co-op housing for families
- alternative forms of housing
- don't sell land -build on it
- rent to own – Mariposa apartments
- Spread out housing developments so everyone can take advantage of vibrant communities / strategically build outside of dense areas
- Prioritize affordable housing in resource rich areas
 - Not next to freeway (pollution)
- Mixed income housing model
- City /county acquire homes to keep housing affordable
- More two-bedroom housing options
 - New families
 - Catering to tech
- More SRO's for homeless populations
 - Support transition
- Affordable housing for folks making less than median income
- Affordable housing that supports finality of life

➤ **What type of housing would you like to see?**

- Build where there isn't much gangs and & violence
- Build more low-income houses and apartments
- Grow /develop more family housing
- Assess what land is available to build (*create more ~~land~~ tunnel Capital expressway)
- Mobile home
- Mini home
- Hold tech accountable to investment in affordable housing
- Redefine affordable
- Co-op living space
- Prioritize in NIMBY neighborhood resource rich communities
- incentivize homeowners to build ADU and keep affordable
- rent to own housing

➤ **Where should it go?**

- NSJ more high density housing

PROTECTION:

- **Talk about your own situation and what brought you here? What are the housing problems you see?**
 - Cap on Rents dep.
 - cost of living in the area
 - All diligence is done before actions are taken
 - Cost of Rent
 - No harassment, considerations for university students living at home
 - Harsher penalties 4 landlords for violating tenant rights
 - Retirement packages off of mortgage backed securities
 - Debt is driving San Jose to bring in all funds IE: Google
 - Large rent investments land lords wanting more monies
 - Not enough income
 - Lack of political will
 - Inclusionary zoning
 - IE: Washington DC/ Building is mixed some are a not at market rate
 - Opp./ priority for larger unit as family grows with some protections -fair rent raise /increase
 - B.A cities more proactive in important. Policies that discover discount against low income renters
 - Increased noticing requirements 60 To 90 days
 - Rent increase notices IE: “ I had to decide within 24 hours “ , “ 30 days at least” “60 days at least “
 - Rent control for all types of SF housing- Apts. Duplex, houses
 - Priority for housing if you have kids enrolled in SJ schools- work in SJ, lived in SJ (3-5) x amount of years

- **If you lost your housing, what would you do? Where would you move?**
 - Get protections (no evictions) families and individuals with children 0-5 yrs old ool district , same neighborhood : support networks
 - Temporary housing with same cost , same school district , same neighborhood : support networks
 - Prioritizing special neighborhood facing displacement
 - Creating access for families i.e: contracts agreements (non -traditional) (district being high impact)
 - All units go to those who have been displaced (within 10 years)
 - Difference knowing what buildings are affordable / what are your options
 - Lack of coordination on what is available IE: HMIS
 - Central place to apply, inquire, collect data
 - Political will
 - No equity on council re: votes due to housing status – some rents /can’t vote on R.C
 - Some own and can vote
 - Strengthen rent control

- Rent controlled buildings being renovated should continue with rent control after (renovation)
- Legal protections – feel safe to speak out
- Knowing their rights/create fund to access legal representation
- Lack of income
- Size of home
- A.H. supply match/equal the demand

➤ **Which of these issues do you think is the biggest problem for protecting tenants in San Jose?**

- ☐ Evictions to increase the rent
- ☐ Large rent increases
- ☐ Harassment of tenants to cause to move out of their unit.
- ☐ It's hard to find a home because it's difficult to qualify.
- ☐ It's hard to find a home because of the size or type of homes available (not stairs or big enough for a large family, etc.)
- ☐ Residents dealing with displacement don't have enough coordination and power to influence decision makers to prevent displacement.
- ☐ Not enough income
- ☐ Political will
- ☐ Other

Community Response:

- Rent increases
- Lack of organization
 - No voice / less influence
- Harassment- everyday notices
- Income / C.O.L.A
- More focus on those not impoverished who can't afford
- Lack of collective agreement that value a diverse (economic) community (pd/will)
- Listen to community more, less to developer
- Community voice 1st / priority then developers
- Acknowledge of past failures recognize, reality and reconcile with guilty parties of how we got here.

